

1.0 PROJECT DESCRIPTION

Clinton Brown Company Architecture, PC has completed the Intensive Level Historic Resources Survey of the Triangle neighborhood, the first neighborhood of the Phase I City of Buffalo Historic Building Survey, under contract to the City of Buffalo Urban Renewal Agency (BURA) in conjunction with the Buffalo Preservation Board and the New York State Office of Parks, Recreation, and Historic Preservation (NYOPRHP—New York State Historic Preservation Officer [SHPO]). The survey was conducted in conformance with the City of Buffalo's Programmatic Memorandum of Agreement (MOA) governing the City's historic preservation review responsibilities for activities funded by the U.S. Department of Housing and Urban Development (HUD), and executed as per 36 CFR Part 800 "Advisory Council Procedures for the Protection of Historic and Cultural Properties," the City is updating, amending and continuing its existing survey of historic resources within the City.

The intensive survey project manager was Christine M. Longiaru, CBCA Architectural Historian. The CBCA project team included sub-consultant, Buffalo State College Distinguished Professor Dr. Francis R. Kowsky. Principal researchers were sub-consultants Martin Wachadlo, an architectural historian, and Tom Yots, historian for the City of Niagara Falls. Ms. Longiaru and Mr. Wachadlo conducted the intensive level field documentation. The CBCA project team members meet or exceed 36 CFR Part 61 "Professional Qualification Standards" of the Secretary of the Interior's Standards. Report graphics were generated by CBCA staff members Susan Deacon, architect intern, and Rebecca Bateson-Brown, architectural history projects assistant.

Historic buildings, landscapes, structures, and other features are distinct components of communities that highlight history on the local, regional, and national levels. A survey of the City's historic resources is an important first step in recognizing the significance of these properties and keeping them a vital part of the community's built environment. Placing a resource in a larger context provides a sense of place. The information gained from documenting historic resources forms the foundation for integrating historic preservation into planning, community development, and economic revitalization efforts.

The Triangle neighborhood is an urban residential area located in the Thirteenth Ward on the south side of the City of Buffalo, New York (Figure 1-1). South Buffalo was formerly a thriving industrial area of Buffalo, a city that once ranked as the eighth largest in the country. Due to its location at the eastern most point of navigation of four of the Great Lakes, Buffalo grew in the nineteenth century from a meager village to one of the most important manufacturing and transportation centers in the United States. The Triangle neighborhood developed as a typical "streetcar suburb" where most workers were employed at nearby industries. Its many new residential streets became lined with small, closely spaced single-family houses or two-story, double family flats.

The Triangle neighborhood, as defined by the City of Buffalo Office of Strategic Planning, is a designated City of Buffalo Planning Neighborhood (Figure 1-2). Cazenovia Creek is the northern limit of the Triangle neighborhood and Amber Street forms its southern boundary. The neighborhood is bound to the east by South Park Avenue and Southside Parkway. The western boundary from south to north is comprised of Hopkins Street, Lilac Street, and the former Delaware, Lackawanna & Western railroad line. These boundaries incorporate the original regional north-south thoroughfares, Abbott's Corners Plank Road (present Abbott Road) and White's Corners Plank Road (present South Park Avenue), that crossed the Triangle neighborhood. Located three-and-one-half miles from Niagara Square in Buffalo, this

crossroads became known as Martin's Corners (and the locale of Heacock Park) (Figure 1-3). Traffic from the south reached the center of town by way of Abbott's Corners Plank Road, which eventually joined Elk Street on the way into town. White's Corners Plank Road continued northward after its intersection with Abbott's Corners Plank Road to Cazenovia Creek and ended a short distance beyond that at the Aurora Plank Road. In 1855, the year after the city limits were expanded to include former reservation land (and the Triangle neighborhood), Triangle Street (now the section of South Park Avenue that is located between Bailey Avenue and Southside Parkway) was constructed to link White's Corners Plank Road with Abbott's Corners Plank Road. The new roadway formed the hypotenuse of the near right angle created by what are now Abbott Road and Southside Parkway. The near right-angle Triangle formed by the three streets gave the area the name by which it is still known today, despite the fact that Triangle Street became South Park Avenue in 1939.

Greg Bernas (City of Buffalo Office of Strategic Planning) and Claire Ross (Field Services Bureau of the NYORPHP) conducted a comprehensive reconnaissance, or "windshield," survey of the following City of Buffalo Planning Neighborhoods: Triangle, Broadway-Fillmore, Grant-Ferry and Forest. The reconnaissance survey identified potentially significant historic resources in each of the four neighborhoods. The findings of the initial survey served as the basis for the Intensive Level Survey conducted by CBCA. The Historic Resource Survey Intensive Level Survey reports contain completed New York State Historic Resource Forms (or "blue forms") for each selected property.

The objective of the first phase of the City of Buffalo Historic Resources Survey involves the following undertakings: 1) To update and amend the city's first Historic Building Survey (completed from 1978—1984) by documenting the history and the architecture of four specified neighborhoods within existing City of Buffalo planning districts; and 2) To complete historic building survey documentation transfers to the Buffalo Preservation Board for one City District, the Parkside Historic District (Submitted in October 2003).

This report begins with the project methodology (Section 2), which explains how the objectives of the intensive level survey were carried out. It is followed by an historic overview of the Triangle neighborhood (Section 3) that provides an historic narrative for the neighborhood's development, as well as a discussion of the existing conditions of its historic building stock. The next section is an architectural summary (Section 4) a general context for architectural styles represented in the neighborhood and recommendations. Section 5 contains the annotated list of properties. The report also includes a working bibliography (Section 6). Completed New York State Historic Resource Forms for each selected property are found at the back the report (Appendix C).

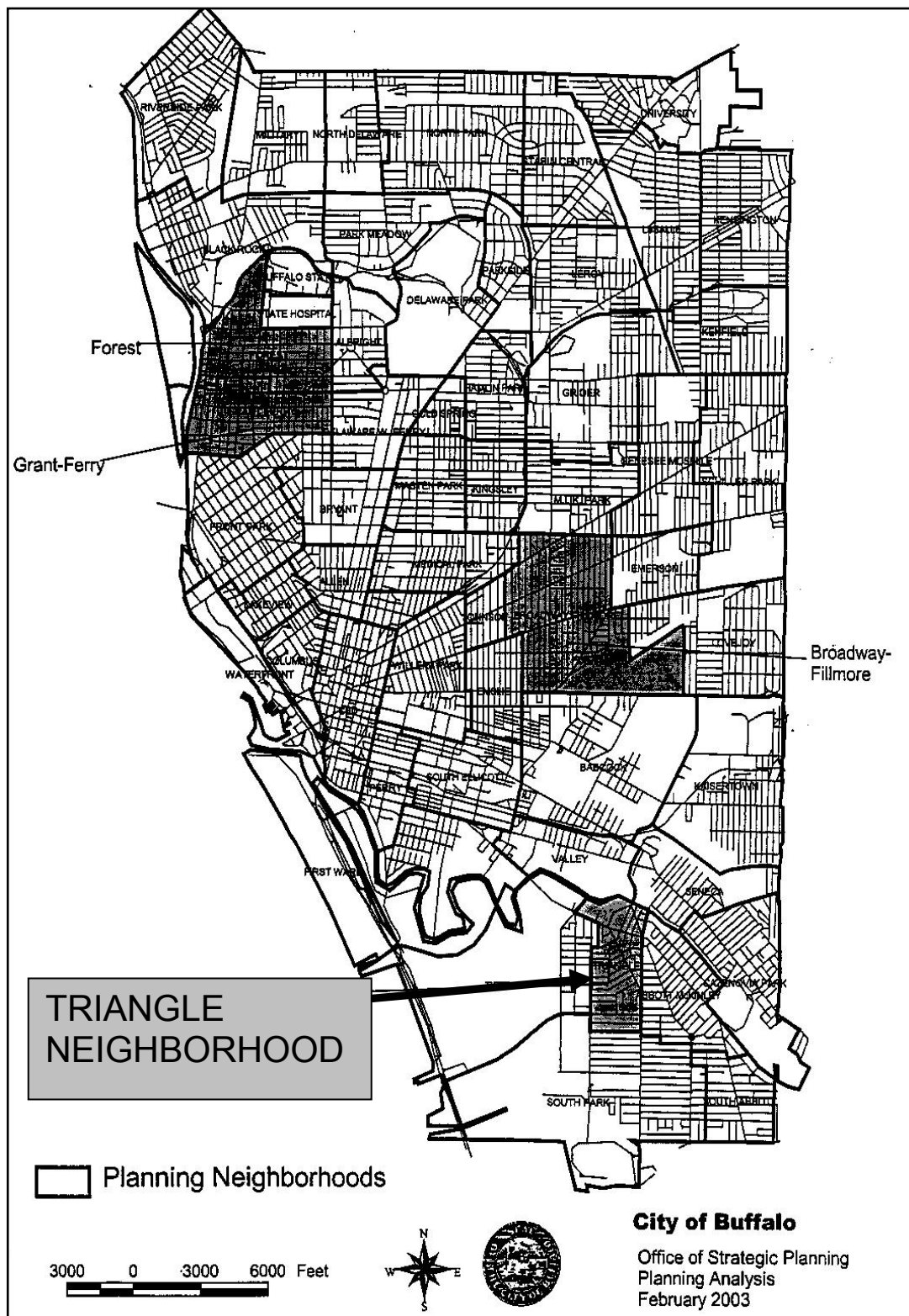


Figure 1-1. Location of the Triangle neighborhood in the City of Buffalo, New York (City of Buffalo Office of Strategic Planning, 2003)

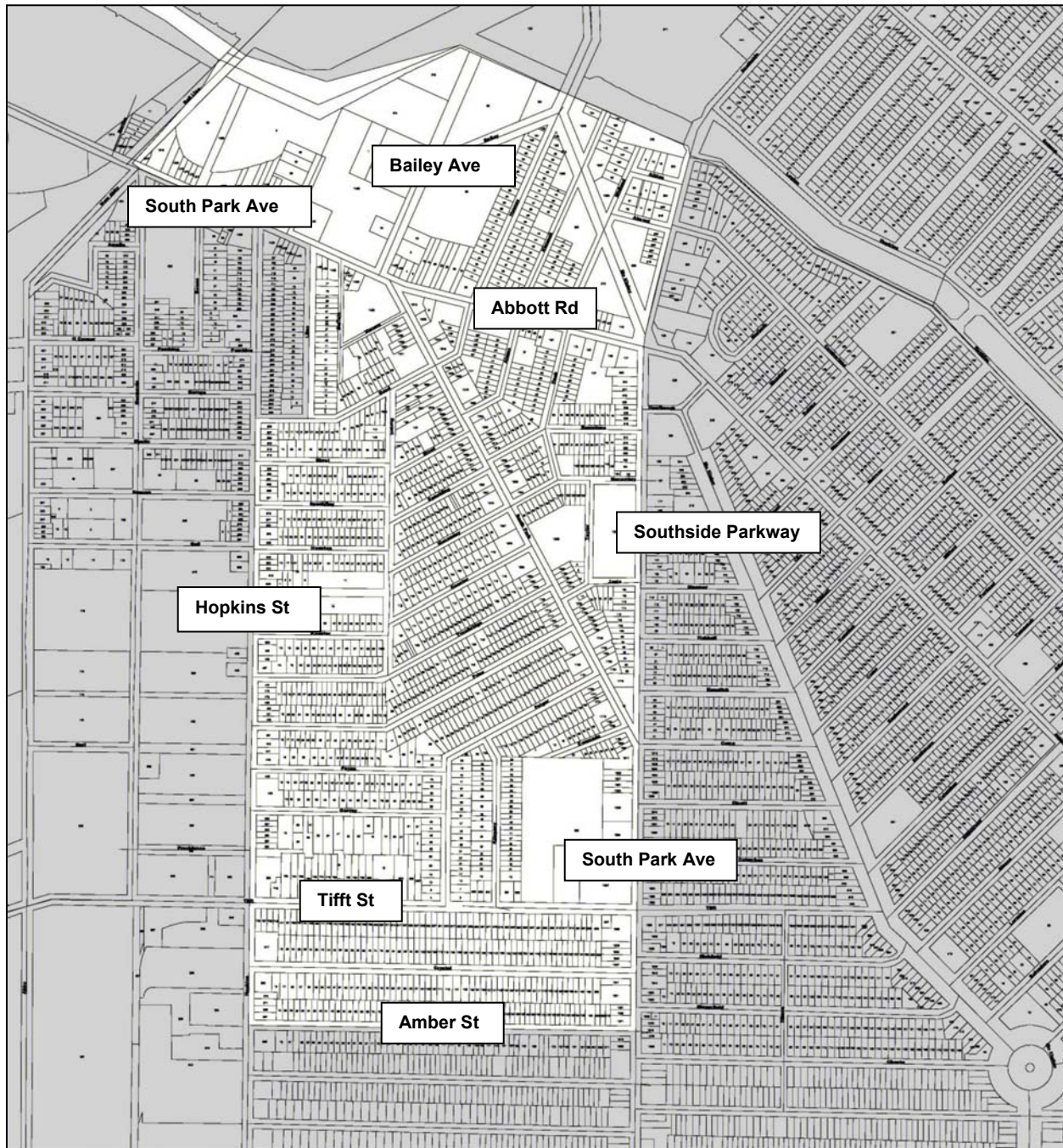


Figure 1-2. Triangle neighborhood, Buffalo, New York
(City of Buffalo Office of Strategic Planning, 2003)

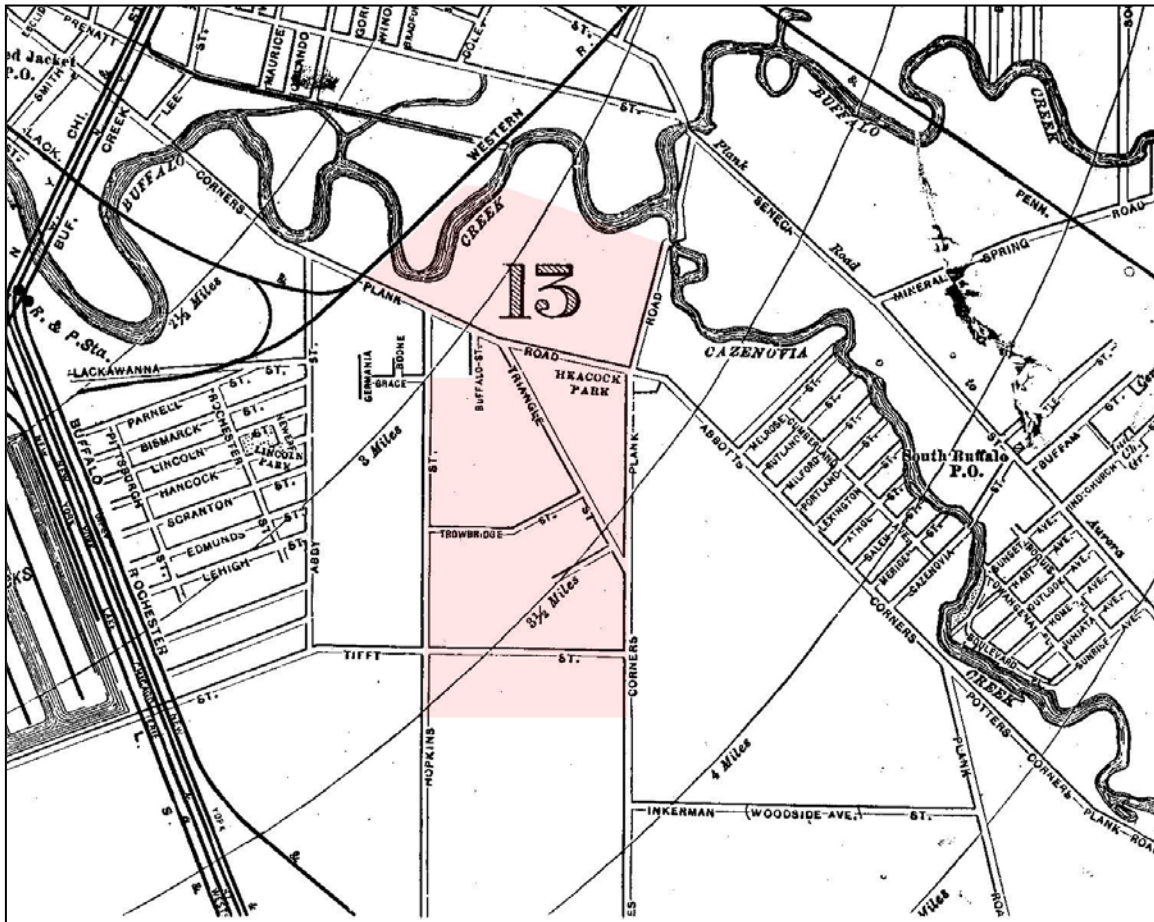


Figure 1-3. Triangle neighborhood in 1887
(Map of City of Buffalo, Buffalo: Matthews & Northrup Co., 1887)